6DU 28310
146-8 Par. 197

QUIT CLAIM DEED

THE STATE OF TENNESSEE

BOOK 5694 PAGE 880

COUNTY OF DAVIDSON

THIS WARRANTY DEED made and entered into on this 24th day of December, 1980, between NATIONAL CONVENIENCE STORES INCORPORATED, a Delaware Corporation with offices in Houston, Harris County, Texas (hereinafter referred to as "Grantor"), and FOURTH NCS REALTY COMPANY, a Texas Corporation with offices in Houston, Harris County, Texas (hereinafter referred to as "Grantee");

W I T N E S S E T H:

That, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged by Grantee, Grantor has BARGAINED and SOLD, and does hereby TRANSFER and CONVEY unto Grantee, the following described tracts or parcels of land, together with all improvements thereon, lying and being situated in the County of Davidson, State of Tennessee:

See attached Schedule A.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land, together with all the appurtenances, estate, title and interest thereto, belonging, or in anywise appertaining, unto Grantee, its successors and assigns, forever.

~~Grantor hereby covenants with Grantee that it is lawfully seized in fee of said land, that it has good right to sell and convey same, that the same is unencumbered, except for 1980 County taxes, which Grantee assumes and agrees to pay, and that title to said land and quiet possession thereof it will WARRANT AND FOREVER DEFEND to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.~~

IN WITNESS WHEREOF, NATIONAL CONVENIENCE STORES INCORPORATED has caused this instrument to be executed by and through its duly authorized officers on the day and year first above written.

ATTEST:

NATIONAL CONVENIENCE STORES INCORPORATED

Grace L. Bollinger
Assistant Secretary

By A. J. Gallerano
A. J. Gallerano
Vice President

THE STATE OF TEXAS

COUNTY OF HARRIS

Before me, a Notary Public in and for Harris County, Texas, personally appeared A. J. Gallerano and Grace L. Bellinger, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Vice President and Assistant Secretary of of NATIONAL CONVENIENCE STORES INCORPORATED, the within named bargainor, a Delaware corporation, and they as such Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation thereto by themselves as authorized officers.

Witness my hand and seal of office in Harris County, Texas, this the 24th day of December, 1980.

Melissa D. Dubrinsky
Notary Public in and for
Harris County, Texas

My Commission Expires: 10-15-84

Address New Owner:

Fourth NCS Realty Company
P.O. Box 758
3200 Travis
Houston, Texas 77001

Send Tax Bills to:

National Convenience Stores Incorporated
P.O. Box 758
3200 Travis
Houston, Texas 77001

Map Parcel Number:

THE STATE OF TEXAS

COUNTY OF HARRIS

AFFIDAVIT OF CONSIDERATION:

The consideration for this conveyance is $00.00. The conveyance is from the parent corporation to its wholly owned subsidiary corporation without a purchase price being due or paid and no consideration passing.

FOURTH NCS REALTY COMPANY

A. J. Gallerano

A. J. Gallerano
Vice President

Witness

This instrument prepared by:
National Convenience Stores, Incorporated
P. O. Box 758
3200 Travis
Houston, Texas 77001

THE STATE OF TEXAS

COUNTY OF HARRIS

Before me, a Notary Public in and for Harris County, Texas, personally appeared A. J. Gallerano, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Fourth NCS Realty Company the within named bargainor, a Delaware corporation, and he as such Vice President, being authorized so to do, executed the foregoing Affidavit of Consideration for the purposes therein contained by signing the name of the corporation thereto by himself as authorized officer.

NOTARY PUBLIC · HARRIS COUNTY · TEXAS

Melissa D. Dubrowski
Notary Public in and for
Harris County, Texas

G 2 3 5 3 5

IDENTIF. REFERENCE

DEC 29 2 55 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

12.00- CHECK

SCHEDULE A

BOOK 5694 PAGE 883

LAND in the First Civil District of Davidson County, Tennessee, BEING Lot No. 2 on the Plan of Overton Estates, as of record in Book 4595, page 64, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin set at the southeasterly corner of Lot #2 as of record in Book 4595, page 64, Register's Office for Davidson County, Tennessee and proceeding as follows: WITH the South line of Lot 2 N 86° 14' 40" West passing an iron pin set on the present westerly right-of-way line of Trousdale Drive at 7.29 feet in all 210 feet to an iron pin set at the southwesterly corner of Lot 2,

THENCE; WITH the West line of Lot 2 N 3° 52' 30" East a distance of 100.00 feet to an iron pin set at the northwesterly corner of Lot 2,

THENCE; WITH the North line of Lot 2 S 86° 14' 40" East passing an iron pin set on the present westerly right-of-way line of Trousdale Drive at 202.23' in all a distance of 210.00 feet to a tack in lead set at the northeasterly corner of Lot 2,

THENCE; WITH the East line of Lot 2 S 3° 52' 30" West 100.00 feet to the

POINT OF BEGINNING and containing 0.482 acres as per survey by Ragan-Smith-Murphy & Assoc., Inc., dated April 23, 1980.

BEING the same property conveyed to National Convenience Stores Incorporated, A Delaware Corporation, by deed from Trico Service Corporation, A Delaware Corporation, of record in Book 5606, page 129, Register's Office for Davidson County, Tennessee.